

PETITION FOR SPECIAL EXCEPTION 84-193-XA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Living quarters in a commercial building

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):

(Type or Print Name)

WILLIAM R. BACON, JR.

Signature

Signature

Address

(Type or Print Name)

City and State

Signature

Attorney for Petitioner:

7458 German Hill Road

(Type or Print Name)

Address

Signature

Baltimore, Maryland 21222

City and State

Name and telephone number of legal owner, contract purchaser or representative to be contacted

406 W. Pennsylvania Avenue

Name

Towson, MD 21204

S. Eric DiNenna

City and State

Telephone No.

Attorney's Telephone No.: 825-1630

825-1630

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day

November 1983, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of February, 1984, at 10:00 o'clock

A.M.

Bill Lee
Zoning Commissioner of Baltimore County.

XCO-No. 1

(over)

PETITION FOR ZONING VARIANCE 84-193-XA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 403.2b to permit parking spaces in lieu of the required 8 spaces; from Section 403.3 to permit an average front yard set back of 10 feet in lieu of the required 20 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Size and shape of the subject property.
2. Other hardships and difficulty to be presented at time of the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):

(Type or Print Name)

WILLIAM R. BACON, JR.

Signature

Signature

Address

(Type or Print Name)

City and State

Signature

Attorney for Petitioner:

7458 German Hill Road

(Type or Print Name)

Address

Signature

Baltimore, Maryland 21222

City and State

Name and telephone number of legal owner, contract purchaser or representative to be contacted

406 W. Pennsylvania Avenue

Name

Towson, Maryland 21204

S. Eric DiNenna

City and State

Telephone No.

Attorney's Telephone No.: 825-1630

406 W. Pennsylvania Avenue 825-1630

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day

November 1983, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of February, 1984, at 10:00 o'clock

A.M.

Bill Lee
Zoning Commissioner of Baltimore County.

(over)

Item No. 123 - Case No. 84-193-XA
Petitioner - William R. Bacon, Jr.
Special Exception & Variance Petitions
January 30, 1984
Page 2

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI

Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Paul Lee Engineering, Inc.
304 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION: BEFORE THE ZONING COMMISSIONER

PETITION FOR VARIANCES OF BALTIMORE COUNTY

NE Corner German Hill and Meadow Rds., 12th District

WILLIAM R. BACON, JR., Petitioner

Case No. 84-193-XA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman

People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman

Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of January, 1984, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Phyllis Cole Friedman
Phyllis Cole Friedman

Phyllis Cole Friedman

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 30, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 123 - Case No. 84-193-XA
Petitioner - William R. Bacon, Jr.
Special Exception & Variance Petitions

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to construct an office building with two apartment units above, this combination hearing is required.

As indicated in my phone conversation with Mr. Paul Lee, your engineer, the petition forms were altered to reflect a required average front yard setback of 20 feet instead of 30 feet as originally shown. This was based on computing the average front setbacks of all buildings within 100 feet of the subject site and the minimum required front setback of the subject site. The site plan should reflect this as well as the fact that no other commercial buildings are existing within 100 feet of the property, as indicated to me by Mr. Lee.

Particular attention should be afforded to the comments of the Department of Permits and Licenses.



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 6, 1984

Mr. Arnold Jablon
Zoning Commission
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements exist and are not directly involved in regard to the proposed improvements for this southern portion of Lot 24.

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

E-104 Key Sheet
7 SE 22 Pos. Sheet
SE 2 F Topo
103 Tax Map



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 123 -ZAC- Meeting of November 29, 1983
Property Owner: William R. Bacon, Jr.
Location: NE/cor. German Hill Road and Meadow Road
Existing Zoning: B.L.-CNS
Proposed Zoning: Special Exception for living quarters in a commercial building and Variance to permit 6 parking spaces in lieu of the required 8 spaces and to permit an average front yard setback of 10' in lieu of the required 30'.

Acres: 0.127
District: 12th

Dear Mr. Jablon:

The requested variance could impact the residential area to the rear of the site.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

Pursuant to the advertisement, posting of property, an. public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of February, 1984, that the Petition for Special Exception for living quarters in a commercial building, in accordance with the site plan prepared by Paul Lee Engineering, Inc., revised February 3, 1984, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

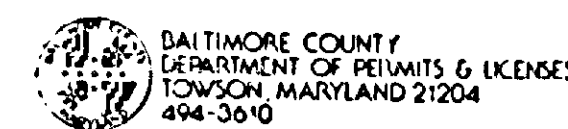
1. Compact evergreen screening, a minimum of 5 feet high, shall be installed and maintained along the entire length of the northern (rear) property line, unless the owner of the adjacent property submits a written request that the height be reduced to 4 feet and/or the screening be restricted to those areas between the 5 parking spaces and the residential property. If the adjacent owner withdraws the request in writing, the petitioner shall plant the required screening which shall obtain the height of 5 feet within 2 growing seasons.
2. Compact evergreen screening, a minimum of 5 feet high, shall be installed and maintained along the east property line from the rear of the building to the rear property line as long as the adjacent property is used for residential purposes. However, the owner of the adjacent property may submit a written request that the height be reduced to 4 feet. If this request is withdrawn in writing, the petitioner has 2 growing seasons in which to grow the screening to the required 5 feet height along the entire length.
3. The second floor shall be utilized only for 2 apartments.
4. A landscaping plan shall be submitted to and approved by the Current Planning and Development Division.
5. A revised site plan shall be submitted and approved by the Office of Planning and Zoning.

Jean M.H. Jung
Deputy Zoning Commissioner
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of February, 1984, that the herein Petition for Variance(s) to permit 6 parking spaces in lieu of the required 8 spaces and an average front yard setback of 10 feet in lieu of the required 20 feet, is GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the accompanying Special Exception Order.

Jean M.H. Jung
Deputy Zoning Commissioner
Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF PLANNING & ZONING
111 W. Chesapeake Ave.
Towson, Maryland 21204
494-3353

TO: ZONING JR.
DIRECTOR
FROM: Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Mr. Jablon
Comments on Item # 123 Zoning Advisory Committee Meeting are as follows:

Property Owner: William R. Bacon
Location: NE Corner German Hill Road and Meadow Road
Existing Zoning: B.U. - C-2
Proposed Zoning: Special exception for living quarters in a commercial building and variance to permit 6 parking spaces in lieu of the required 8 spaces and to permit an average front yard setback of 10' in lieu of the required 20'.

Address: 0.127
District: 12th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-83 State of Maryland Code for the Handicapped and Age, and other applicable Codes.
- X B. A building/other permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section 4.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- X I. Comments - Be aware of Section 809.4, as windows or other openings are not permitted within 3 feet of a lot line. See also Section 312.0 mixed uses. Compliance to State Handicapped Code shall be shown on plan.

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burroughs
Charles E. Burroughs, Chief
Plans Review

CEB:es

S. Eric DiNenna, P.A.
Attorney at Law

406 W. Pennsylvania Avenue
Towson, Maryland 21204

January 9, 1984

Mr. Nicholas Commodari
Zoning Commissioner's Office
County Office Building
Towson, Maryland 21204

RE: Northeast Corner German Hill Road and Meadow Road
Item Number 123
84-193-XA

Dear Nick:

Would you be so kind as to advise when the hearing will take place concerning the above-captioned matter.

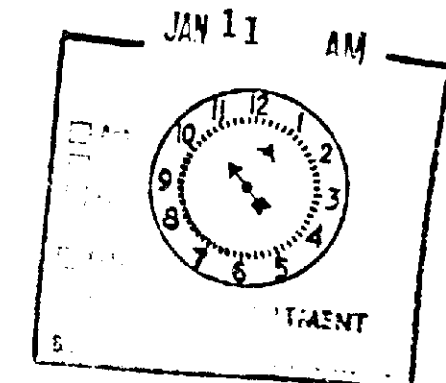
This petition was filed on November 18, 1983.

If there are any items that have to be covered prior to hearing, do not hesitate to call upon me.

Very truly yours,

S. ERIC DINENNA

SED:bk
cc: Mr. William R. Bacon, Jr.



1-12-84
Told Nick family in Mr. DiNenna's office
that the hearing is set for February 7, 1984 at
10 A.M. P.C.

PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES

12th Election District

ZONING: Petitions for Special Exception and Variances

LOCATION: Northeast corner German Hill and Meadow Roads

DATE & TIME: Tuesday, February 7, 1984 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petitions for Special Exception for living quarters in a commercial building and Variances to permit 6 parking spaces in lieu of the required 8 spaces and to permit an average front yard setback of 10 ft. in lieu of the required 20 ft.

Being the property of William R. Bacon, Jr., as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
William R. Bacon, Inc.
SUBJECT: 84-193-XA

Date: January 19, 1984

This office is not opposed to the granting of this petition; however, the following comments should be noted:

1. CRG is required.
2. A landscaping plan should be required.
3. The type of paving should be specified.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/UGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 1, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 123 - Case No. 84-193-XA
Petitioner - William R. Bacon, Jr.
Special Exception & Variance

Dear Mr. DiNenna:

Enclosed please find additional comments submitted after my original comments of January 30, 1984.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: Paul Lee Engineering, Inc.
304 West Pennsylvania Ave
Towson, Md. 21204



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

February 10, 1984

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception and Variances
NE Corner German Hill and Meadow Rds. - 12th Election District
William R. Bacon, Jr. - Petitioner
NO. 84-193-XA (Item No. 123)

Dear Mr. DiNenna:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Louis J. Ziegel
13120 Fork Road
Baldwin, Maryland 21013

People's Counsel

BAITMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 123, Zoning Advisory Committee Meeting of Nov. 29, 1987

Property Owner: William R. Bacon, Jr.
Location: NE/Cor. German Hill Road District 12

Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- (X) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any chaffronizer operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety: two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication w/o and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 123
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
(X) The results are valid until
() Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
(X) shall be valid until
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Application.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (X) Others: IS submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects report must be submitted.
The existing lot is vacant at this time.

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

BAITMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
823-7030

PAUL H. RENCKE
CHIEF

January 31, 1984

Mr. William R. Bacon, Jr.
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: William R. Bacon, Jr.

Location: NE/Cor. German Hill Road and Meadow Road

Item No.: 123 Zoning Agenda: November 29, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: (Signature) Noted and Approved: (Signature)
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

January 10, 1984

NOTICE OF HEARING
Re: Petitions for Special Exception & Variances
NE/Corner German Hill and Meadow Roads
William R. Bacon, Jr. - Petitioner
Case No. 84-193-XA

TIME: 10:00 A.M.

DATE: Tuesday, February 7, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

(Signature)
Zoning Commissioner
of Baltimore County

BAITMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 122938

DATE: 1/12/84 ACCOUNT: R-01-615-000

AMOUNT: \$200.00

RECEIVED FROM: S. Eric DiNenna
FOR: (Signature) (Signature)
(Chk) C 038*****2000000 521.00

VALIDATION OR SIGNATURE OF CASHIER

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Md. 21204

Paul Lee Engineering, Inc.
364 West Pennsylvania Ave
Towson, Md. 21204

BAITMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 29th day of November, 1983.

(Signature)
ARNOLD JABLON
Zoning Commissioner
Received by: (Signature)
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Petitioner: William R. Bacon, Jr.
Petitioner's Attorney: S. Eric DiNenna, Esq.

BAITMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

January 25, 1984

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception & Variances
NE/Corner German Hill & Meadow Roads
William R. Bacon, Jr. - Petitioner
Case No. 84-193-XA

Dear Mr. DiNenna:

This is to advise you that \$60.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BAITMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 126837

DATE: 2/7/84 ACCOUNT: R-01-615-000

AMOUNT: \$60.00

RECEIVED FROM: William R. Bacon, Jr., Esq.
FOR: Advertising & Posting Case #84-193-XA

C 037*****000000 0000.00

VALIDATION OR SIGNATURE OF CASHIER

Paul Lee P.E.

Paul Lee Engineering, Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
824-5261

DESCRIPTION

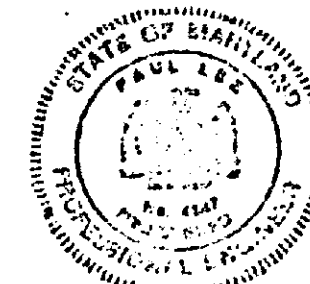
0.127 ACRE PARCEL - NORTHEAST CORNER OF GERMAN HILL AND MEADOW ROADS

12th ELECTION DISTRICT - BAITMORE COUNTY, MARYLAND

This Description is for Special Exception, Parking Variance, and Yard Variance.

Beginning for the same at a point, said point being at the intersection of the North side of German Hill Road and the East side of Meadow Road, thence binding on the East side of Meadow Road the two following courses and distances (2) N 80°47'31" E 58.46 feet and (3) S 04°50'29" E 109.08 feet to intersect the North side of German Hill Road thence binding on the North side of German Hill Road the three following courses and distances (4) S 82°26'35" W 22.83 feet, (5) S 83°23'33" W 17.35 feet and (6) N 52°29'09" W 14.58 feet to the point of beginning.

Containing 0.127 acres of land, more or less.



Engineers - Surveyors - Site Planners 11/7/83

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12 Date of Posting: 1/24/84
Posted for: Petition for Special Exception & Variance
Petitioner: William R. Bacon, Jr.
Location of property: NE/Cor. German Hill & Meadow Rd.
Location of Signs: Along intersection of German Hill & Meadow Rd.
Remarks: (Signature)
Posted by: (Signature) Date of return: 1/24/84
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., JANUARY 19, 1984.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 21st day of February, 1984, the first publication appearing on the 19th day of January, 1984.

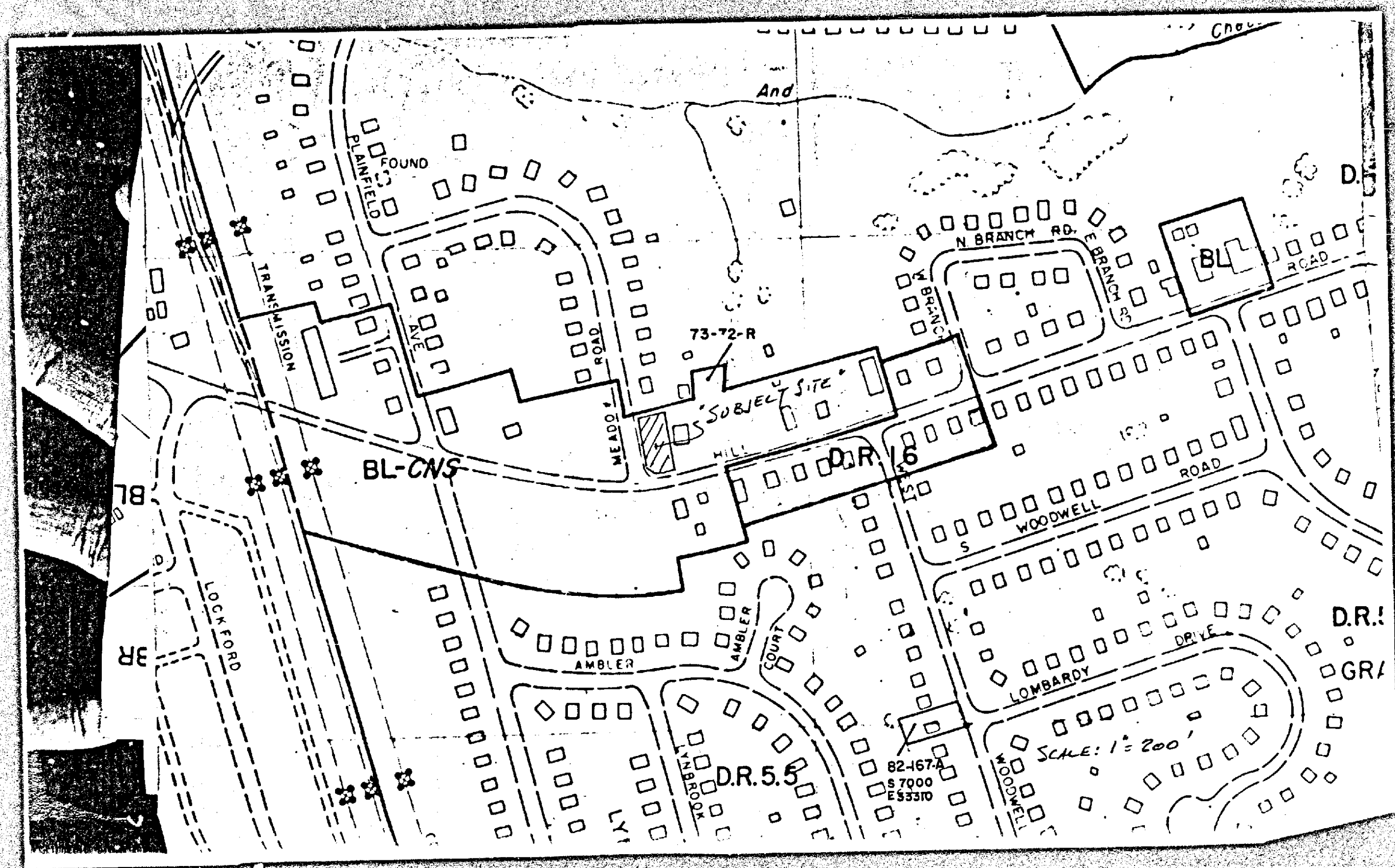
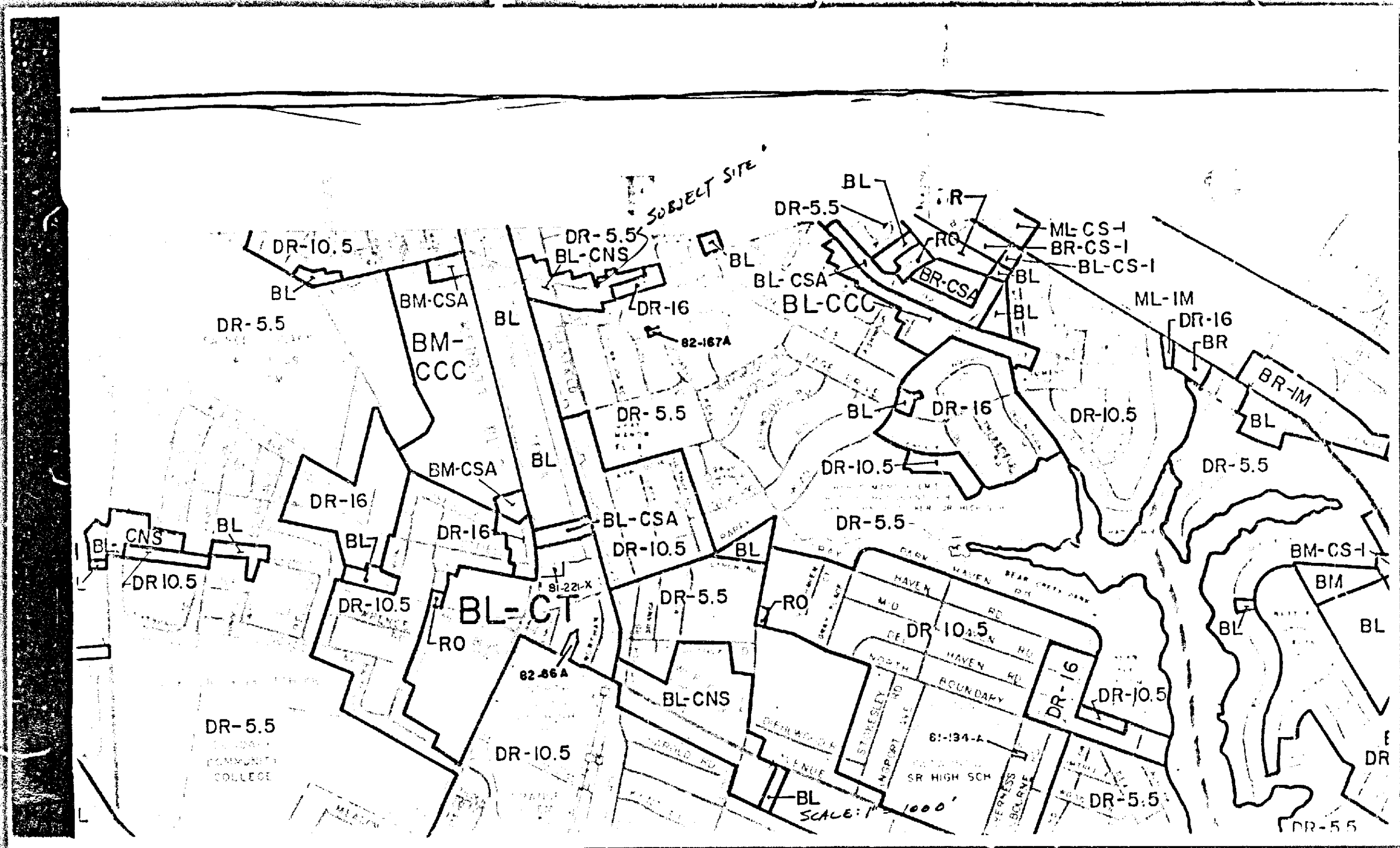
THE JEFFERSONIAN
(Signature)
Manager.

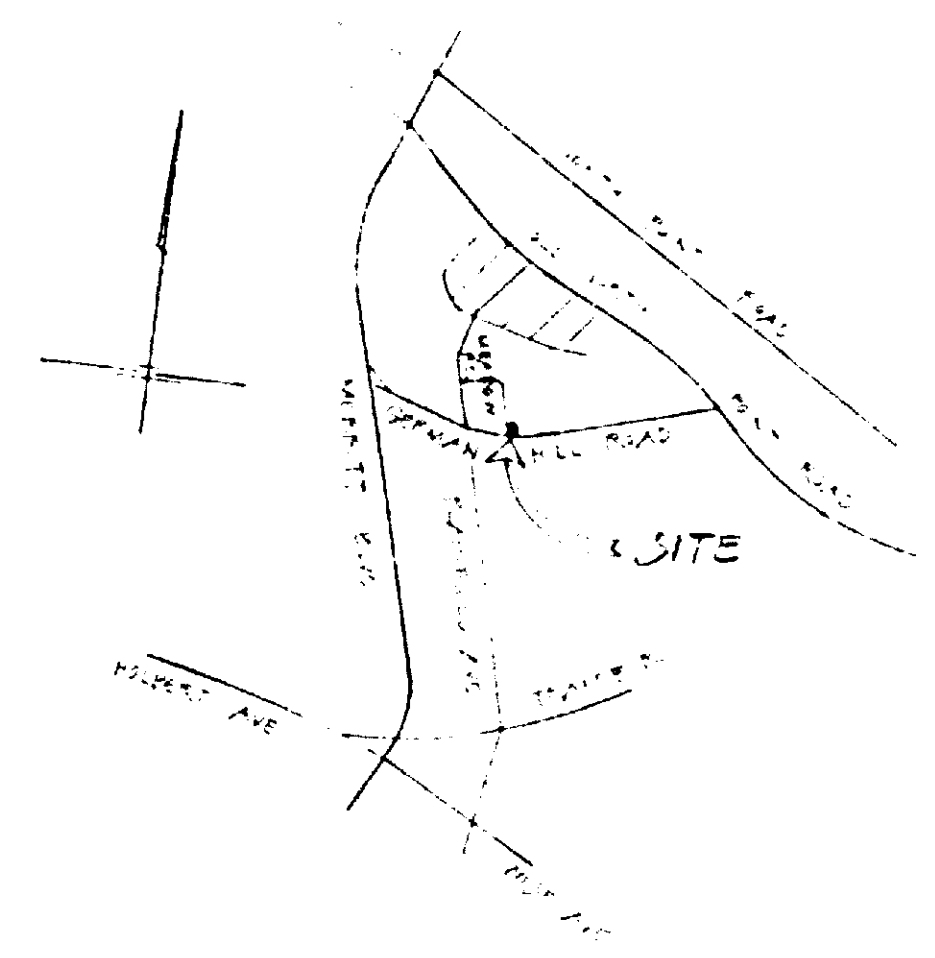
Cost of Advertisement, \$ 18.00

PETITIONS FOR SPECIAL EXCEPTIONS AND VARIANCES
12th Election District
ZONING: Petition for Special Exception and Variance
LOCATION: Northeast corner German Hill and Meadow Roads
DATE & TIME: Tuesday, February 7, 1984 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception and Variance to permit a parking lot on the lot of the parcel of 0.127 acres and to permit an average first floor setback of 10 ft. to the line of the parcel of 0.127 acres.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day period. The Zoning Commission request for a stay of the issuance of a building permit for the parcel for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
Jan. 25, 1984

PETITION FOR SPECIAL EXCEPTION & VARIANCES

12th Election District
ZONING: Petition for Special Exception and Variance
LOCATION: Northeast corner German Hill and Meadow Roads
DATE & TIME: Tuesday, February 7, 1984 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception and Variance to permit a parking lot on the lot of the parcel of 0.127 acres and to permit an average first floor setback of 10 ft. to the line of the parcel of 0.127 acres.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day period. The Zoning Commission request for a stay of the issuance of a building permit for the parcel for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
Jan. 25, 1984





VICINITY MAP
SCALE 1"=200'

GENERAL NOTES

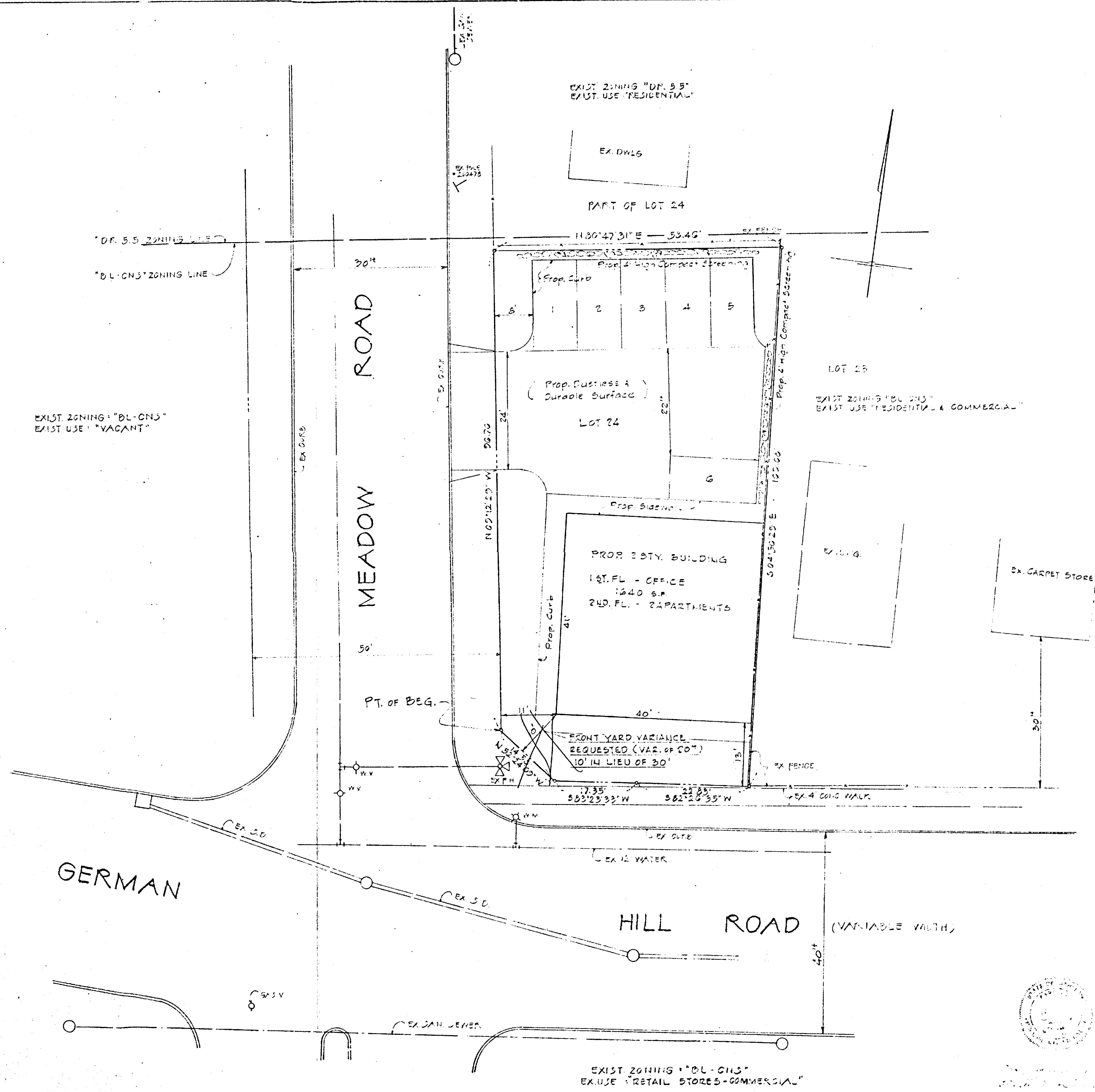
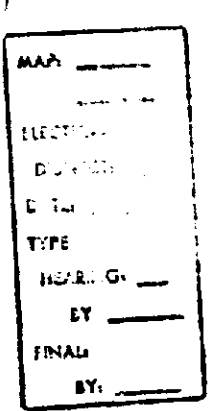
1. AREA OF SITE: 0.127 AC.
2. EXIST. ZONING OF SITE: "BL-CNS"
3. EXIST. USE OF SITE: "VACANT"
4. PROPOSED ZONING OF SITE: "BL-CNS" WITH SPECIAL EXCEPTION
5. PROPOSED USE OF SITE: OFFICE / APARTMENT BUILDING W/ RESIDENT
6. REQUIRED OFF-STREET PARKING:
A. OFFICE: 1040 S.F. / 300 S.F.
B. 2 APARTMENTS: 2811 S.F. / 30 S.F.
7. PROPOSED PARKING SHOWN: 3
8. PETITIONER REQUESTING SPECIAL EXCEPTION TO USE 130' OF ZONING CODE "BL-CNS" ZONE TO PERMIT LIVING QUARTERS IN A COMMERCIAL BUILDING
9. PETITIONER REQUESTING A VARIANCE TO SECTION 400.22(5) OF THE ZONING CODE TO PERMIT 6 PARKING SPACES INSTEAD OF THE REQUIRED 3 SPACES (A VARIANCE OF 3 SPACES)
10. PETITIONER REQUESTING VARIANCE TO SECTION 300.2 OF THE ZONING CODE FROM AVERAGE FRONT YARD DEPTH OF 30' TO PROPOSED 10' FOR BLOGS (A VARIANCE OF 20')
11. PARKING AREA TO BE DUSTLESS & DURABLE SURFACE.
12. EXISTING UTILITIES AVAILABLE TO SITE

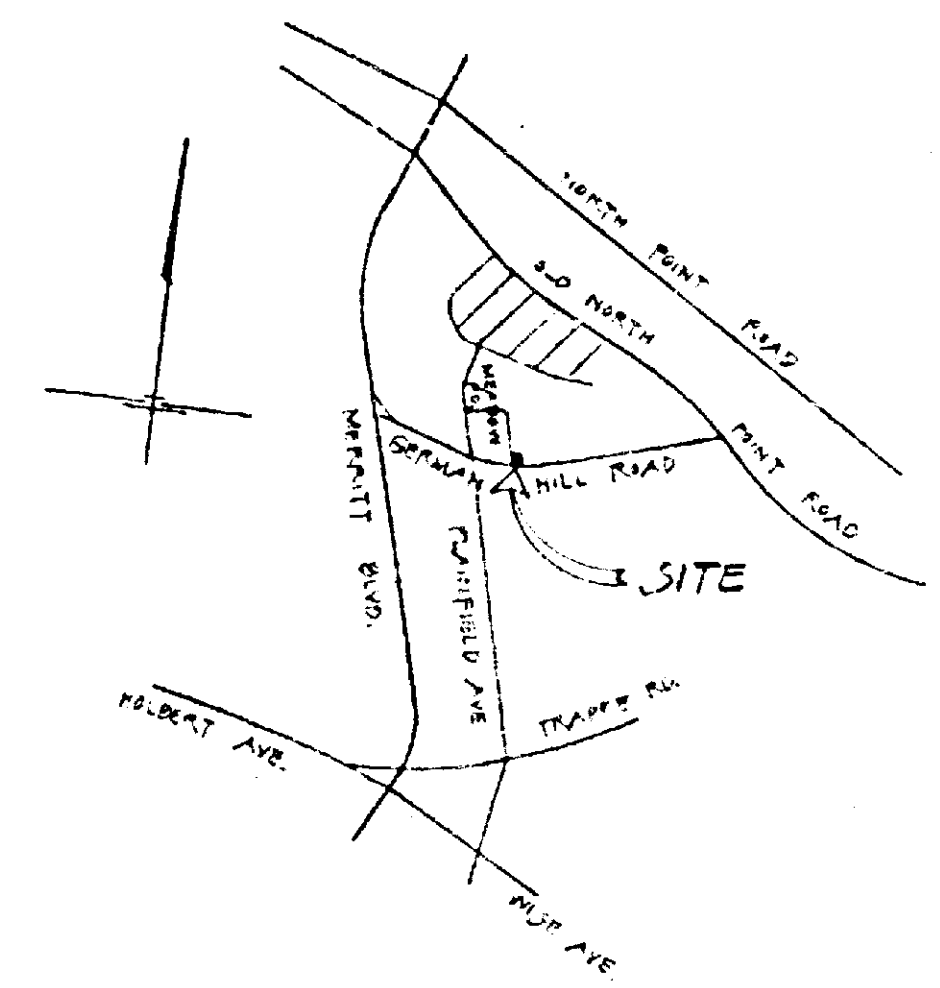
PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION, PARKING VARIANCE
& YARD VARIANCE

0.127 AC. PARCEL
N.E. CORNER, GERMAN HILL ROAD & MEADOW ROAD

12TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE: 1"=10' NOV. 8, 1983

Plan #123





VICINITY MAP
SCALE: 1"=200'

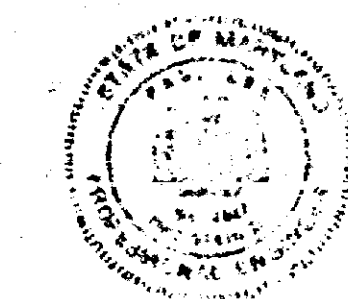
GENERAL NOTES

1. AREA OF SITE: 0.127 AC.
2. EXIST. ZONING OF SITE: "BL-CNS"
3. EXIST. USE OF SITE: "VACANT"
4. PROPOSED ZONING OF SITE: "BL-CNS" WITH SPECIAL EXCEPTION
5. PROPOSED USE OF SITE: OFFICE & APARTMENT BUILDING W/ BASEMENT
6. REQUIRED OFF STREET PARKING

A. OFFICE: 1640 @ 1/300	5.5
B. 2 APARTMENTS: 2 @ 1 P.S.	2
	<u>7.5</u>
7. PROPOSED PARKING SHOWN: 6
8. PETITIONER REQUESTING SPECIAL EXCEPTION TO SECT. 230.13 OF ZONING CODE "BL-CNS" ZONE TO PERMIT LIVING QUARTERS IN A COMMERCIAL BUILDING
9. PETITIONER REQUESTING A VARIANCE TO SECTION 400.26(5) OF THE ZONING CODE TO PERMIT 6 PARKING SPACES INSTEAD OF THE REQ'D. 8 SPACES (A VARIANCE OF 2 SPACES)
10. PETITIONER REQUESTING VARIANCE TO SECTION 303.2 OF THE ZONING CODE FROM AVERAGE FRONT YARD DEPTH OF 20' TO PROPOSED 10' FOR BLDGS (A VARIANCE OF 10')
11. PARKING AREA TO BE DUSTLESS & DURABLE SURFACE (MACADAM PAVING)
12. EXISTING UTILITIES AVAILABLE TO SITE.
13. LANDSCAPE PLAN TO BE APPROVED BY PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT

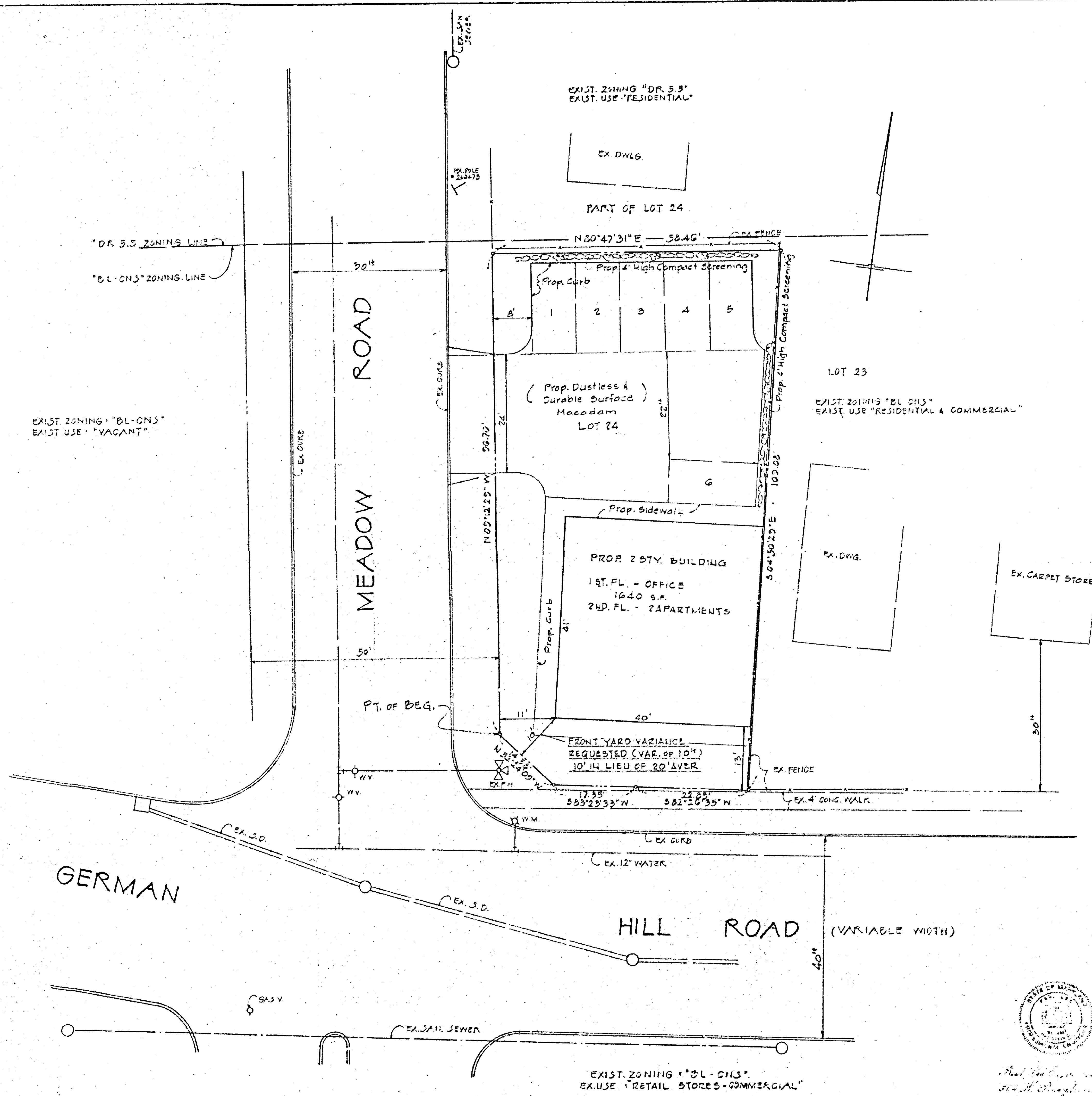
PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION, PARKING VARIANCE
& YARD VARIANCE
0.127 AC. PARCEL
N.E. CORNER GERMAN HILL ROAD & MEADOW ROAD

12TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
NOV. 8, 1983
REV. FEB. 2, 1984

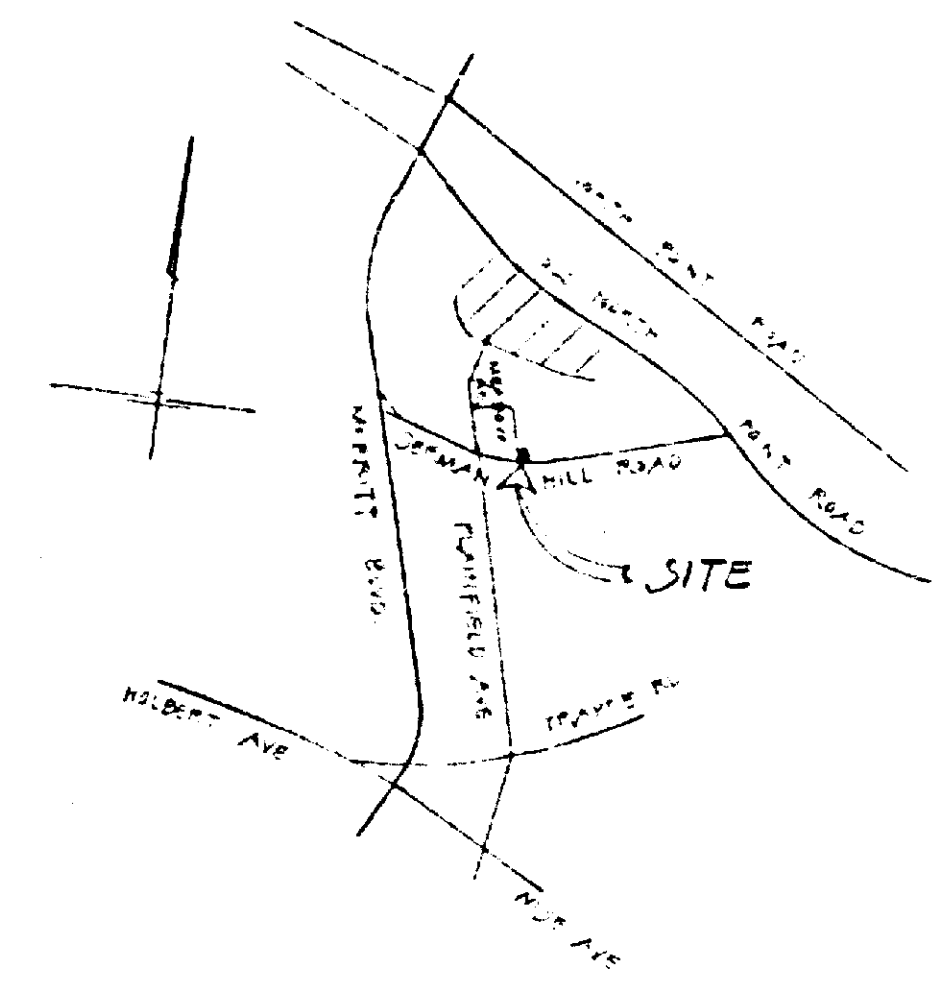


James H. Thompson
Surveyor, No. 12345
State of Maryland

2/3/84
#123
Revised plan



EXIST. ZONING: "BL-CNS"
EX. USE: "RETAIL STORES-COMMERCIAL"



VICINITY MAP
SCALE 1"=200'

GENERAL NOTES

1. AREA OF SITE: 0.127 AC.
2. EXIST. ZONING OF SITE: "BL-CNS"
3. EXIST. USE OF SITE: "VACANT"
4. PROPOSED ZONING OF SITE: "BL-CNS" WITH SPECIAL EXCEPTION
5. PROPOSED USE OF SITE: OFFICE & APARTMENT BUILDING W/ BASEMENT
6. REQUIRED OFF STREET PARKING

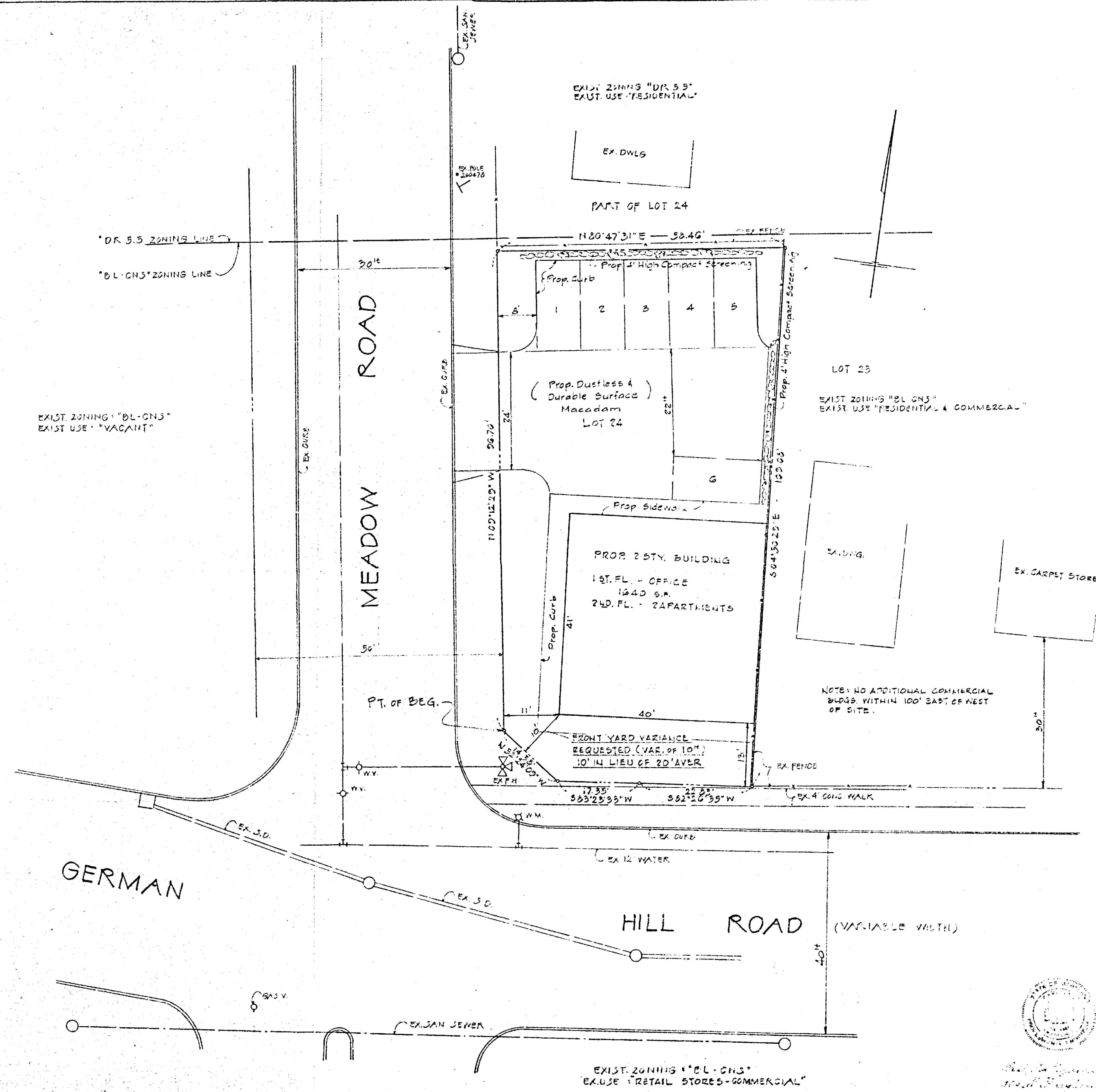
A. OFFICE: 1040 S.F.	5.5
B. 2 APARTMENTS: 201 P.S.	5.5
	<u>11.0</u>
7. PROPOSED PARKING SHOWN: 0
8. PETITIONER REQUESTING SPECIAL EXCEPTION TO SECT. 230.13 OF ZONING CODE "BL-CNS" ZONE TO PERMIT LIVING QUARTERS IN A COMMERCIAL BUILDING
9. PETITIONER REQUESTING A VARIANCE TO SECTION 409.26(5) OF THE ZONING CODE TO PERMIT 6 PARKING SPACES INSTEAD OF THE REQ'D. 8 SPACES (A VARIANCE OF 2 SPACES)
10. PETITIONER REQUESTING VARIANCE TO SECTION 303.2 OF THE ZONING CODE FROM AVERAGE FRONT YARD DEPTH OF 20' TO PROPOSED 10' FOR BLOGS (A VARIANCE OF 10')
11. PARKING AREA TO BE DUSTLESS & DURABLE SURFACE (MACADAM PAVING)
12. EXISTING UTILITIES AVAILABLE TO SITE
13. LANDSCAPE PLAN TO BE APPROVED BY PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION, PARKING VARIANCE & YARD VARIANCE

0.127 AC. PARCEL
N.E. CORNER GERMAN HILL ROAD & MEADOW ROAD

12TH ELECTION DISTRICT BALTIMORE COUNTY, MD
NOV. 8, 1983
REV. FEB. 2, 1984
REV. FEB. 3, 1984

PETITIONER'S
EXHIBIT 1



Robert H. Jones
Surveyor
State of Maryland